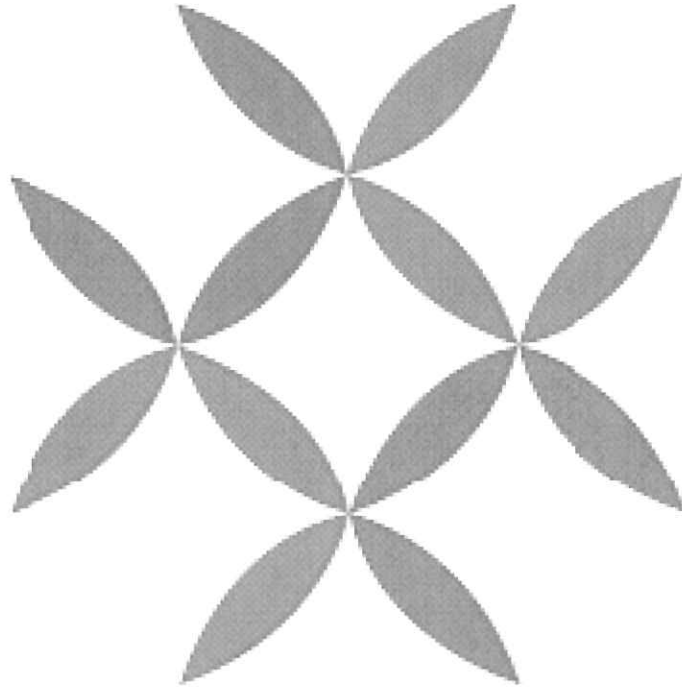


**CAMDEN COUNTY**  
**Planning Board Meeting**  
**April 15, 2015, 7:00 PM**



**Camden County**  
NEW ENERGY. NEW VISION.

**Camden County Courthouse**  
**Historic Courtroom**  
Courthouse Complex



RODNEY NEEDHAM  
Chairman  
CALVIN LEARY  
Vice Chairman  
RAY ALBERTSON  
MIKE ETHERIDGE  
PATRICIA DELANO  
FLETCHER HARRIS  
RICK MCCALL



Camden County  
NEW ENERGY. NEW VISION.  
***Camden County  
Planning Board***

MICHAEL RENSHAW  
County Manager  
DAN PORTER  
Planning Director  
AMY BARNETT  
Planning Clerk

**Meeting Agenda, Wednesday, April 15, 2015, 7:00 PM**  
Historic Courtroom, Camden County Courthouse

- I. Call to Order & Welcome
- II. Consideration of Agenda
- III. Consideration of the Minutes- March 18, 2015..... (Page 1-6)
- IV. Comments from the Public
- V. Old Business  
*None*
- VI. New Business
  1. *UDO 2015-03-11, Rezoning Request, Harbinger Land & Timber LLC, ..... ( Page 7-36)*  
*Gary Dunston*
- VII. Information from Board and Staff
- VIII. Consider Date of Next Meeting – May 20, 2015
- IX. Adjournment



**CAMDEN COUNTY  
PLANNING BOARD  
AGENDA ITEM SUMMARY SHEET**

**Item Number:** III.  
**Meeting Date:** April 15, 2015  
**Attachments:** 1 (4 Pages)  
**Submitted by:** Planning Clerk

**ITEM TITLE:** March 18, 2015 Minutes

**SUMMARY:**

**RECOMMENDATION:**

For your review and possible approval.

**MOTION MADE BY:**

R. Needham \_\_\_\_\_

C. Leary \_\_\_\_\_

R. Albertson \_\_\_\_\_

M. Etheridge \_\_\_\_\_

P. Delano \_\_\_\_\_

F. Harris \_\_\_\_\_

R. McCall \_\_\_\_\_

NO MOTION \_\_\_\_\_

**VOTE:**

R. Needham \_\_\_\_\_

C. Leary \_\_\_\_\_

R. Albertson \_\_\_\_\_

M. Etheridge \_\_\_\_\_

P. Delano \_\_\_\_\_

F. Harris \_\_\_\_\_

R. McCall \_\_\_\_\_

ABSENT \_\_\_\_\_

RECUSED \_\_\_\_\_

2

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**Camden County Planning Board**  
**Minutes**  
**March 18, 2015, 7:00pm**  
 Historic Courtroom  
 Camden County Courthouse Complex

Members Present:	Absent:
Chairman Rodney Needham	
Vice Chairman Calvin Leary	
Fletcher Harris	
Ray Albertson	
Patricia Delano	
Michael Etheridge	
Rick McCall	

8  
9

**Call to Order & Welcome**

Chairman Rodney Needham called to order the March 18, 2015 meeting at 7:00 PM.

11

**Others Present at Meeting**

**STAFF PRESENT**

Name:	Title:
Dan Porter	Planning Director
Dave Parks	Permit Officer/Flood Administrator
Amy Barnett	Planning Clerk/Clerk to the Board

17

**OTHERS PRESENT**

Name/Residence:	Title:	Purpose / Representing:	Meeting Section:
Timothy Hess	Manager	Seaboard Development Alliance	New Business #1

19

**Consideration of Agenda**

Chairman Rodney Needham called for consideration of the agenda.

21

Motion to approve the agenda as presented made by: Michael Etheridge.

Motion Seconded by: Vice Chairman Calvin Leary.

26

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Patricia Delano, Michael Etheridge, and Rick McCall voting aye, none voting no, none absent, and none not voting.

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**Consideration of Minutes: June 18, 2014**

Chairman Rodney Needham called for consideration of the minutes from March 19, 2014.

Motion to approve the minutes as written made by: Michael Etheridge.

Motion Seconded by: Patricia Delano.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Patricia Delano, Michael Etheridge, and Rick McCall voting aye, none voting no, none absent, and none not voting.

**Comments from the Public**

None

**Old Business**

None

**New Business**

***New Business, Item #1***

***UDO 2012-05-01, Final Plat Phase 1A North River Crossing***

-----  
FINAL PLAT PHASE 1a  
NORTH RIVER CROSSING  
UDO 2012-05-01

- |  |  |
|--|--|
| <b>1. Agent for Applicant:</b>                   | Seaboard Development Alliance, LLC             |
| <b>2. Address of Agent:</b>                      | 1073 Bullard Court                             |
|  | Raleigh, NC 27615                              |
| <b>3. PIN:</b>                                   | 03-8965-00-25-4351-0000                        |
| <b>4. Name(s) of Current Owner(s) of Record:</b> | Seaboard Development Alliance, LLC             |
| <b>5. Street Address of Property:</b>            | See Final Plat                                 |
| <b>6. Location of Property:</b>                  | Off Trotman Road, Shiloh Township              |
| <b>7. Flood Zone:</b>                            | X  |
| <b>8. Zoning District(s):</b>                    | Mixed Single Family Residential (R2)           |
| <b>9. General Description of the Proposal:</b>   | Final Plat Phase 1a North River Crossing Major |
|  | Subdivision - 7 lots this phase                |
| <b>10. Date Application Received by County:</b>  | February 18, 2015                              |
| <b>11. Received by:</b>                          | Dave Parks, Permits Officer                    |
| <b>12. Application Fee Paid:</b>                 | Yes, \$350.00, Check # 2018                    |
| <b>13. Completeness of Application:</b>          | Application is generally complete              |



**14. Documentation received:**

- A. Ten (10) copies (18x24) of Phase 1a Final Plat
- B. Application Fee
- C. Check for \$28,000 for 7 Water Taps
- D. As Builts - 2 copies signed.
- E. Letter from Bowman Consulting Engineer on Drainage/grading improvements
- F. Letter of Credit for Bonding of Paving of roads (\$56,543) for this phase.
- G. Letter of Credit for road maintenance (\$16,963) for this phase.
- H. Fee in lieu of Recreational Improvements (Phase 1a portion \$7,658)
- I. Check for \$3,000 for the bonding of the required landscaping for this phase.
- J. Copy of recorded amended Covenants

**15. Compliance with Preliminary Plat Special Use Permit:** All requirements of the Special Use Permit issued for this development have been met or guaranteed (i.e. bonded)

**16. Packet includes:**

- A. Application / Phase 1a Final Plat
- B. Copy of Special use Permit/Plat for overall Phase I
- C. Engineers Certification letter on drainage/grading improvements
- D. NCDENR Final Approval on Waterline extension
- E. Copy of recorded amended subdivision Declaration of Covenants

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Dave Parks gave a brief introduction for this agenda item:

- Timothy Hess of Seaboard Development Alliance has applied for a Final Plat for Phase 1A of North River Crossing
- Beginning of 2014 preliminary approval was received
- Proposed sketch plan was for a total of 92 lots
- This is for phase 1 approval of the special use permit
- Final plat for phase 1 will be in 3 parts, A, B, and C
- Phase 1 is 28 lots altogether, 1A is for 7 lots
- All the infrastructure is in place
- Paving portion of the road is bonded, building permits will be able to be issued, however certificates of occupancy will not be issued until the roads are paved
- Letter of credit for bonding of paving of roads has been submitted, \$56,543
- Letter of maintenance for the roads also has been submitted. Letter of credit remains in effect until NCDOT accepts the roads under their maintenance at which point the county will release the letter of credit.
- Applicant has paid a fee in lieu of recreational improvements to the open space, \$7658 will be put in Parks & Recreation funding.
- As builts have been received
- All drainage improvements are in place
- Staff recommends approval of phase 1A of North River Crossing
- Mr. Hess is present if there are any questions for him.

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Mr. Dan Porter commented on ditch erosion due to recent wet weather with regard to this property. Mr. Porter commented that some of the drainage ditches may need some repair. Mr. Hess agreed and stated that as soon as the ground is dry enough he will be undertaking any necessary repairs.

At this time, Chairman Rodney Needham asked if there were any further questions or comments. Hearing none, he called for a motion.

Motion to approve UDO 2012-05-01, Final Plat Phase 1A North River Crossing made by: Michael Etheridge.

Motion seconded by: Vice Chairman Calvin Leary.

The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Patricia Delano, Michael Etheridge, and Rick McCall voting aye, none voting no, none absent, and none not voting.

#### **Information from Board and Staff**

Dan Porter updated the board regarding a request for proposals that has been sent out seeking proposals for the purpose of updating the Unified Development Ordinance in order to make the language clearer and easier to read and understand.

#### **Consider Date of Next Meeting - April 15, 2015**

#### **Adjournment**

At 7:35 PM, Ray Albertson made a motion to adjourn the meeting. Michael Etheridge seconded the motion. The motion was approved with Chairman Rodney Needham, Vice Chairman Calvin Leary, Members Fletcher Harris, Ray Albertson, Patricia Delano, Michael Etheridge, and Rick McCall voting aye, none voting no, none absent, and none not voting.

Date: \_\_\_\_\_

Approved: \_\_\_\_\_  
Chairman Rodney Needham

Attested: \_\_\_\_\_  
Amy Barnett, Planning Clerk

# CAMDEN COUNTY PLANNING BOARD

## AGENDA ITEM SUMMARY SHEET

**Item Number:** VI. 1.  
**Meeting Date:** April 15, 2015  
**Attachments:** 1 (28 Pages)  
**Submitted by:** Staff

**ITEM TITLE:** 1. UDO 2015-03-11, Rezoning  
 Request, Harbinger Land &  
 Timber LLC, Gary Dunston

**SUMMARY:**

**RECOMMENDATION:**

### MOTION MADE BY:

R. Needham \_\_\_\_\_  
 C. Leary \_\_\_\_\_  
 R. Albertson \_\_\_\_\_  
 M. Etheridge \_\_\_\_\_  
 P. Delano \_\_\_\_\_  
 F. Harris \_\_\_\_\_  
 R. McCall \_\_\_\_\_  
 NO MOTION \_\_\_\_\_

### VOTE:

R. Needham \_\_\_\_\_  
 C. Leary \_\_\_\_\_  
 R. Albertson \_\_\_\_\_  
 M. Etheridge \_\_\_\_\_  
 P. Delano \_\_\_\_\_  
 F. Harris \_\_\_\_\_  
 R. McCall \_\_\_\_\_  
 ABSENT \_\_\_\_\_  
 RECUSED \_\_\_\_\_



**STAFF REPORT****UDO 2015-03-11  
Zoning Map Amendment****PROJECT INFORMATION**

<p><b>File Reference:</b> UDO 2015-03-11</p> <p><b>Project Name;</b> N/A</p> <p><b>PIN:</b> 01-7090-00-07-6888 01-7090-00-17-0117</p> <p><b>Applicant:</b> Harbinger Land &amp; Timber, LLC &amp; Assorted Development Corp – Gary Dunston</p> <p style="padding-left: 40px;"><b>Address:</b> P.O. Box 4 Harbinger NC 27941</p> <p style="padding-left: 40px;"><b>Phone:</b> (252) 202-1100</p> <p style="padding-left: 40px;"><b>Email:</b></p> <p><b>Agent for Applicant:</b></p> <p style="padding-left: 40px;"><b>Address:</b></p> <p style="padding-left: 40px;"><b>Phone:</b></p> <p style="padding-left: 40px;"><b>Email:</b></p> <p><b>Current Owner of Record:</b> Same as applicant</p> <p><b>Meeting Dates:</b></p> <p>4/15/2015      <b>Planning Board</b>                     <b>Board of Commissioners</b></p>	<p><b>Application Received:</b> 3/18/15</p> <p style="padding-left: 40px;"><b>By:</b> David Parks, Permit Officer</p> <p><b>Application Fee paid:</b> \$950 Check #2027</p> <p><b>Completeness of Application:</b> Application is generally complete</p> <p><b>Documents received upon filing of application or otherwise included:</b></p> <ul style="list-style-type: none"> <li><b>A.</b> Rezoning Application</li> <li><b>B.</b> Deed</li> <li><b>C.</b> GIS Aerial, existing zoning, Comprehensive Plan future land use and CAMA Land Use Plan Suitability Maps</li> <li><b>D.</b> Conceptual Development Plans</li> <li><b>E.</b> Perc Tests (4) from Albemarle Regional Health Services</li> </ul>
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**PROJECT LOCATION:**

**Street Address:** Property fronted by Sandy Lane, Keeter Barn and Sharon Church Roads

**Location Description:** South Mills Township

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## Vicinity Map:



**REQUEST:** Rezoning of the approximately 41 (Farmland only)

**From:** Basic Residential (R3-2)

**To:** Basic Residential (R3-1)

The R3 Districts are designed to provide for low density residential development in areas that are adjacent to those areas primarily devoted to agriculture. Subdivision in the R3-2 district requires a minimum of two acres per lot.

The R3 Districts are designed to provide for low density residential development in areas that are adjacent to those areas primarily devoted to agriculture. Subdivision in the R3-1 district requires a minimum of one acre per lot.

#### **SITE DATA**

**Lot size:** Approximately 54 acres both lots. Request is for the 41 acres of farm land Only.  
**Flood Zone:** Zone X (Located outside the 100 & 500 year flood)  
**Zoning District(s):** Basic Residential (R3-2)  
**Existing Land Uses:** Agriculture (except area where Septic Tank is located)

#### **Adjacent Zoning & Uses:**

	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Zoning</b>	Basic Residential (R3-2)	Basic Residential (R3-2)	Basic Residential (R3-2)	Basic Residential (R3-2)
<b>Use &amp; size</b>	Farmland	Woodland	Woodland/Farmland	Approved 18 lot subdivision (Joyce Landing)

#### **Proposed Use(s):**

Uses are the same the only change is in the density from two acres to one acre.

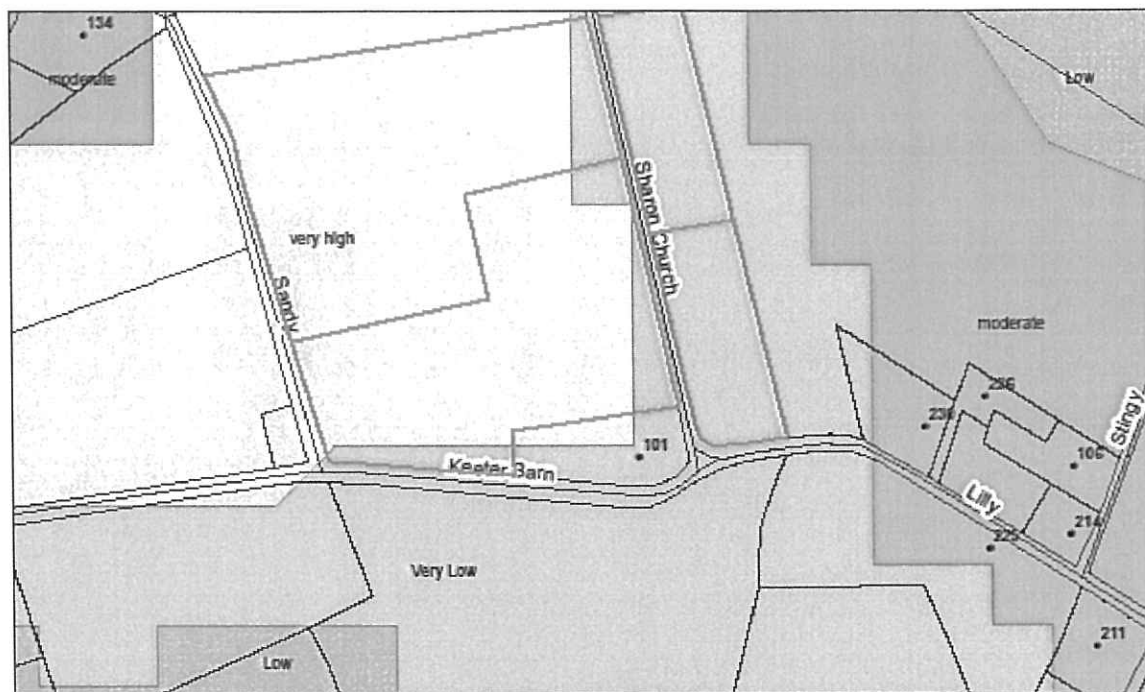
#### **Description of property:**

Property abuts Sandy Lane, Keeter Barn and Sharon Church Roads in South Mills Township. Property surrounded by farmland and woodland.

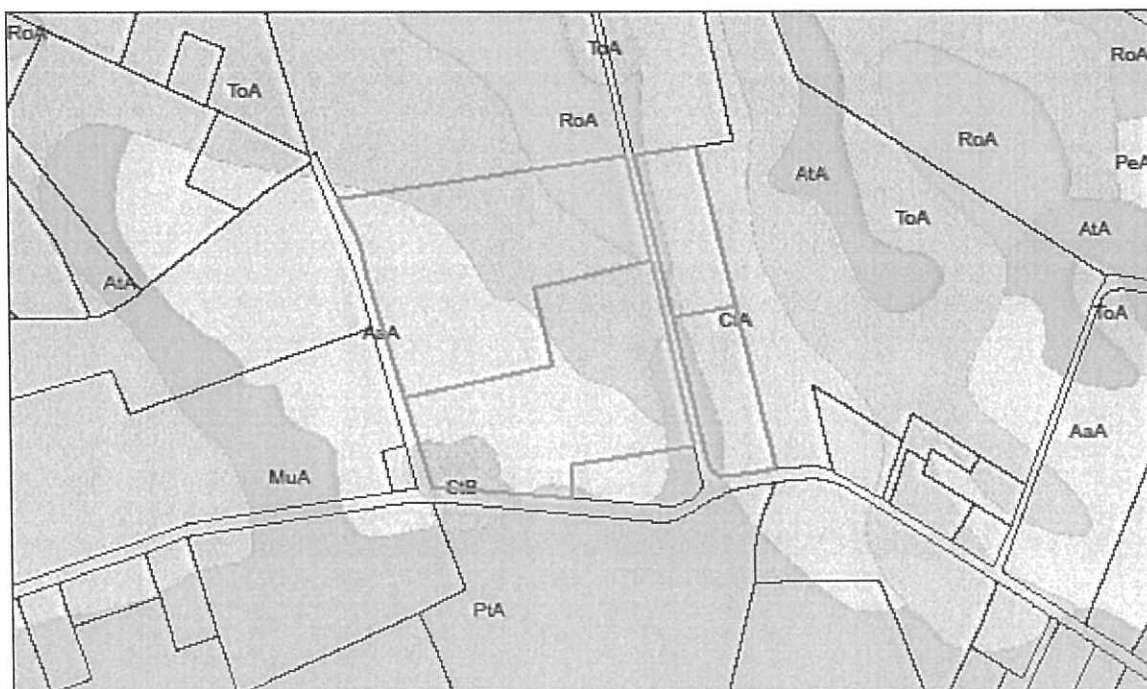
#### **ENVIRONMENTAL ASSESSMENT**

**Streams, Creeks, Major Ditches:** Mill Run Ditch.

**Distance & description of nearest outfall:** Mill Run Ditch is located to the east of the wooded portion of the property which is not included in this rezoning and will probably be utilized as the outfall.

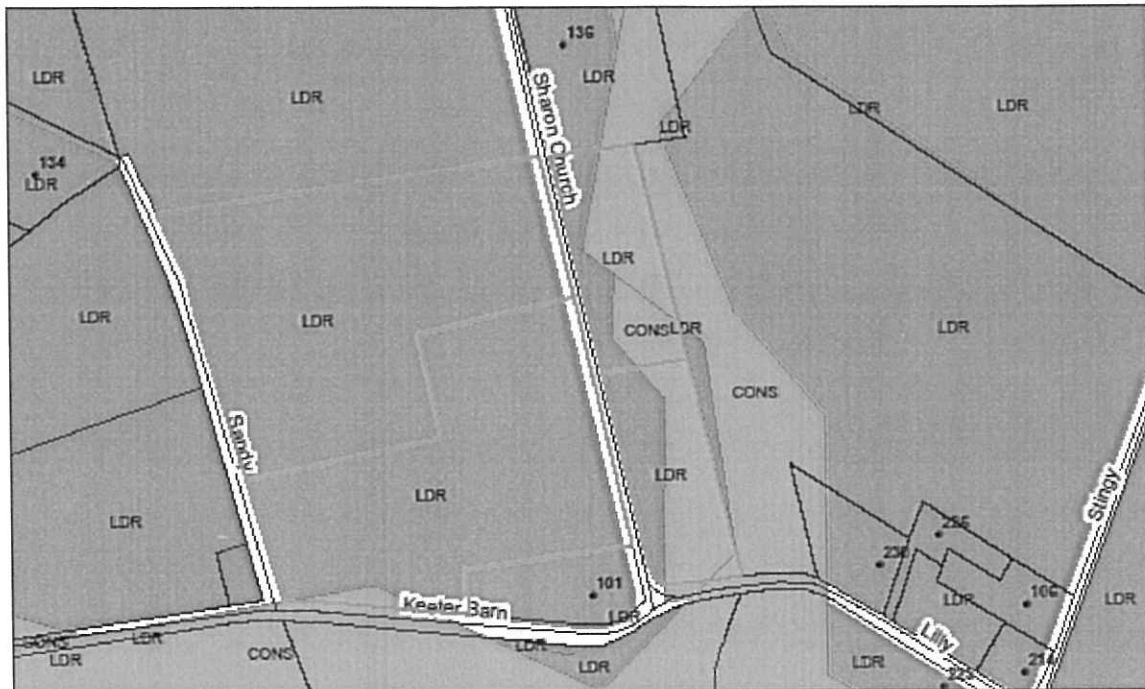
**Land Suitability:**

Land Suitability

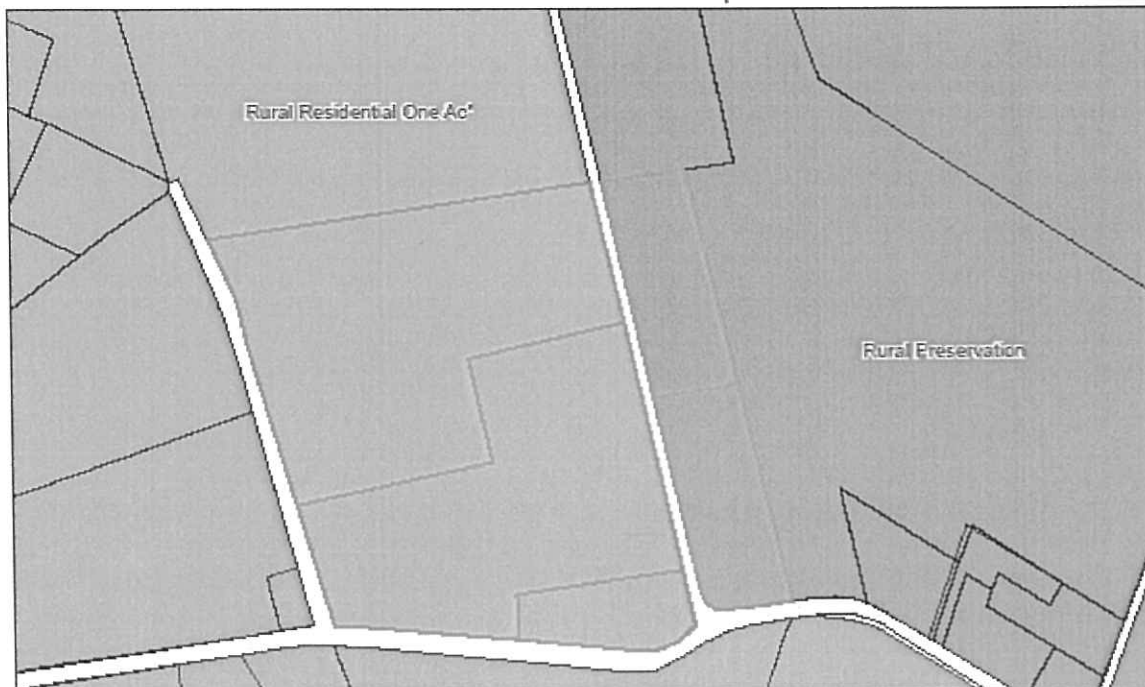


Soils Map

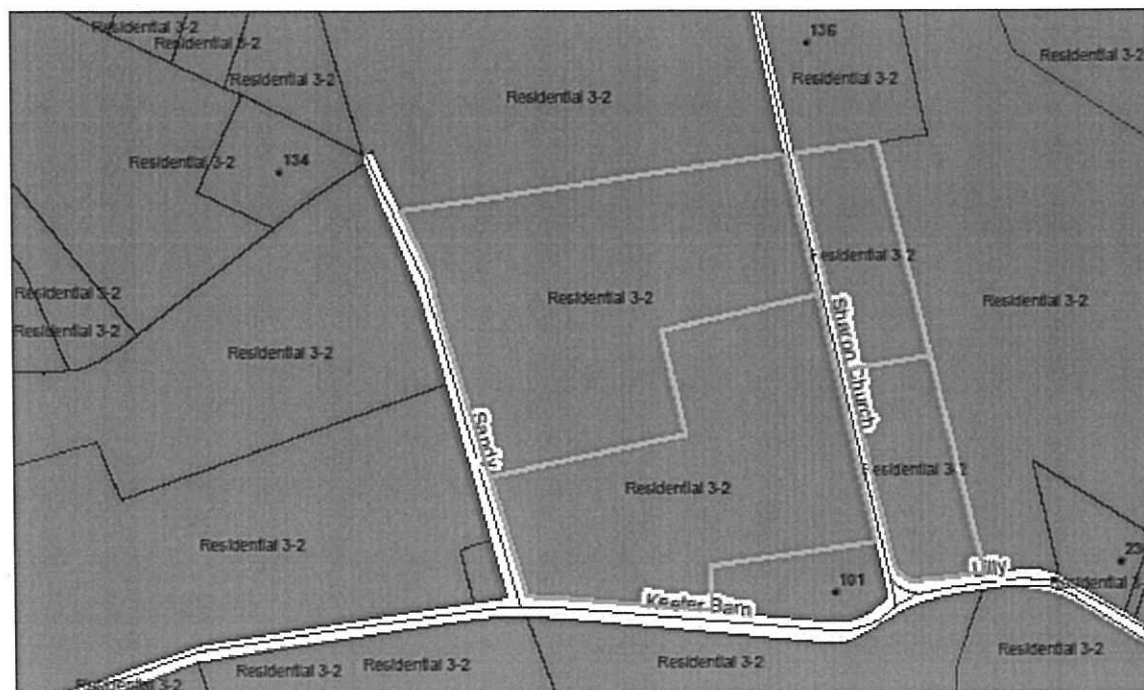


**CAMA/Comprehensive Plan Future Land Use Maps:**

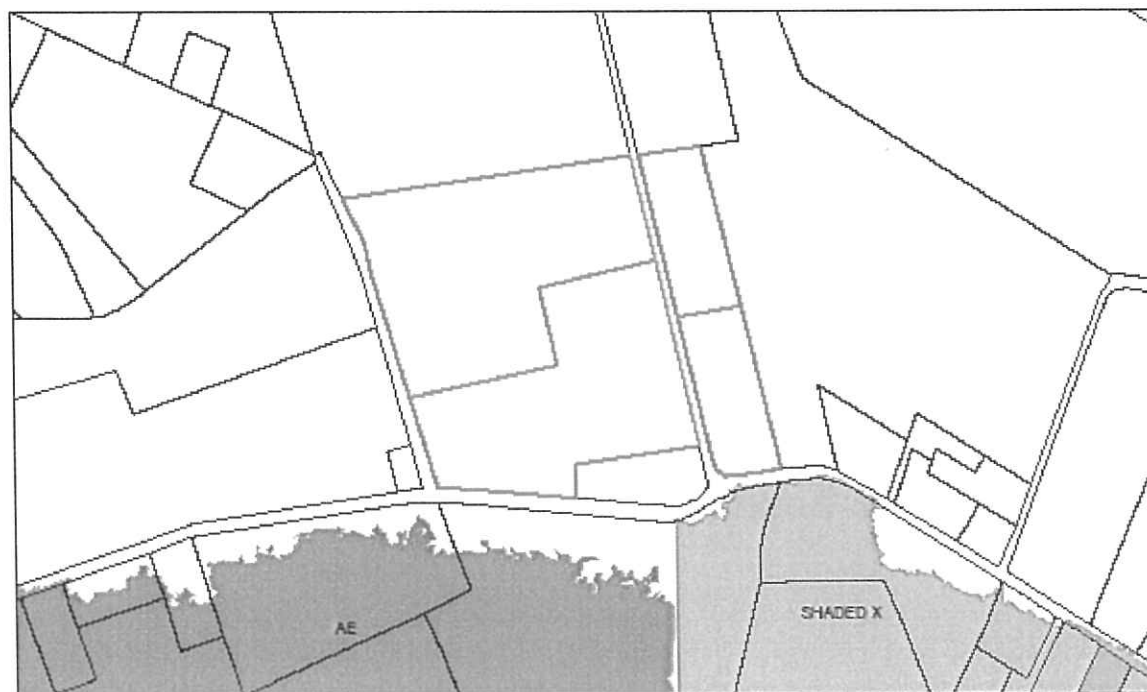
CAMA Future Land Use Map



Comprehensive Plan Future Land Use Mpa

**Zoning/Floodplain Maps:**

Zoning



Flood Zone

## **INFRASTRUCTURE & COMMUNITY FACILITIES**

<b>Water</b>	Water line located adjacent to property on Sharon Church and Keeter Barn Roads (6 Inch lines).
<b>Sewer</b>	Four Perc tests completed on lots 1, 9, 19 and 26 from the conceptual design (attached) and reflect shallow placement to fill area with 18" of sand indicate some septic systems can be placed shallow
<b>Fire District</b>	South Mills Fire District. Station located approximately 2 miles from property and hydrant located approximately 1600 feet from property.
<b>Schools</b>	Increasing density of development through rezoning will increase projected number of students generated from future development.
<b>Traffic</b>	Increasing density will increase traffic generation, however traffic is not anticipated to exceed road capacities.

## **PLANS CONSISTENCY**

### **CAMA Land Use Plan Policies & Objectives:**

Consistent ☒

Inconsistent ☒

The proposed zoning change is inconsistent with the CAMA Land Use Plan which was adopted by the Camden County Board of Commissioners on April 4, 2005 in that is located outside the Core Area of South Mills. However, future land use maps reflect Low-Density Residential which allows for density of 1 to 2 acres or greater.

### **PLANS CONSISTENCY – cont.**

#### **2035 Comprehensive Plan**

Consistent ☒

Inconsistent ☐

Consistent with Comprehensive Plan Future Land Use Maps in that area is identified as Rural Residential with maximum density of 1 acre lots.

### **PLANS CONSISTENCY – cont.**

#### **Comprehensive Transportation Plan**

Consistent ☒

Inconsistent ☐

Property abuts Sandy Lane (SR 1227) (unpaved), Keeter Barn (SR 1226) and Sharon Church (SR 1231) Roads

Consistent ☐Inconsistent ☐**Other Plans officially adopted by the Board of Commissioners**

N/A

**FINDINGS REGARDING ADDITIONAL REQUIREMENTS:**

Yes ☒ No ☐ **Will the proposed zoning change enhance the public health, safety or welfare?**

**Reasoning:** The proposed zoning change will enhance the public health, safety, or welfare as it will provide needed residential density in an area identified by the Comprehensive Plan to encourage commercial development.

Yes ☒ No ☐ **Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification?**

**Reasoning:** The permitted uses will not change as the request is for a higher density in the existing district of Basic Residential (R3).

**For proposals to re-zone to non-residential districts along major arterial roads:**

Yes ☐ No ☐ **Is this an expansion of an adjacent zoning district of the same classification? N/A**

**Reasoning:**

Yes ☐ No ☐ **What extraordinary showing of public need or demand is met by this application? N/A**

**Reasoning:**

Yes ☐ No ☒ **Will the request , as proposed cause serious noise, odors, light, activity, or unusual disturbances?**

**Reasoning:** All uses allowed in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

Yes ☐ No ☒ **Does the request impact any CAMA Areas of Environmental Concern?**

**Reasoning:** Property is outside any CAMA Areas of Environmental Concern.

Yes ☒ No ☐ **Does the county need more land in the zoning class requested?**

**Reasoning:** The attached graph indicates the percentage and amount of land in the R3-1 zone.

**Is there other land in the county that would be more appropriate for the proposed uses?**

Yes ☐ No ☒ **Reasoning:** Uses are the same, request is for higher density from 2 acres to one acre.

Yes ☐ No ☒ **Will not exceed the county's ability to provide public facilities:**

**Schools** – The higher density would have an impact on the schools once developed as the high school has exceeded its capacity.

**Fire and Rescue** – Minimal impact.

**Law Enforcement** – Minimal impact.

**Parks & Recreation** – Minimal impact

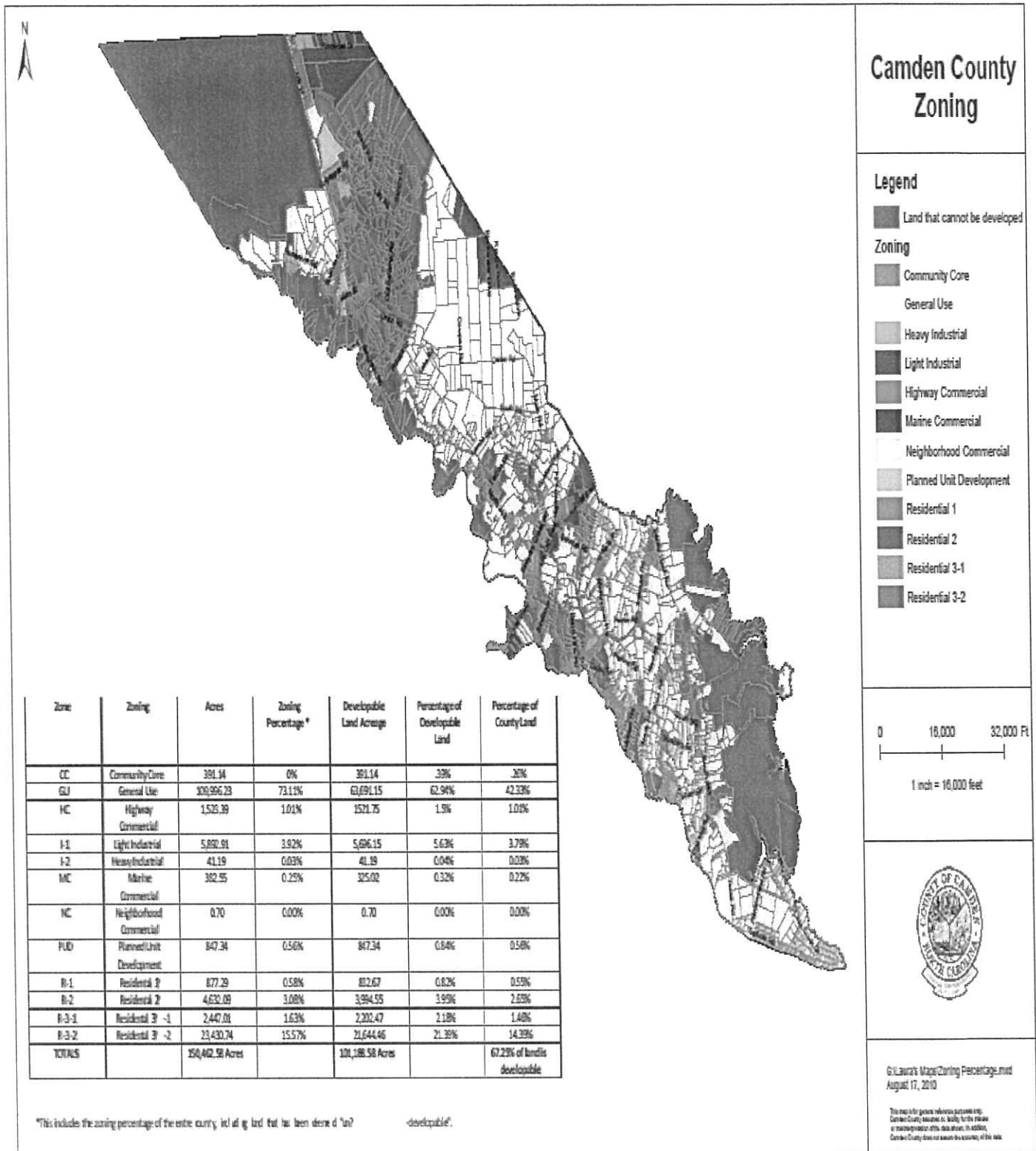
**Traffic Circulation or Parking** – N/A

**Other County Facilities** – No.

Yes ☐ No ☒ **Is This A Small Scale “Spot” Rezoning Request Requiring Evaluation Of Community Benefits?**

**If Yes (regarding small scale spot rezoning) – Applicants Reasoning:**

	<b>Personal Benefits/Impact</b>	<b>Community Benefits/Impact</b>
<b>With rezoning</b>		
<b>Without rezoning</b>		



**STAFF COMMENTARY:**

The requested rezoning will increase the potential number of lots from approximately 20 to 40.

It is important to note that this request is accompanied by conceptual plans proposing an Open Space subdivision including the set-aside of 50% undeveloped open space including 10 acres across Sharon Church Road which is not part of this request. Although this is the development expected to occur, the rezoning to 1 acre minimum lot size cannot guarantee design and development of the open space subdivision proposal.

**STAFF RECOMMENDATION:** Staff recommends approval of the rezoning as it is consistent with both the CAMA Land Use Plan and Comprehensive Plan as it allows for maximum densities up to one acre.

**PLANNING BOARD RECOMMENDATION:**



**Zoning Change Application**  
**County of Camden, North Carolina**

A rezoning may be obtained pursuant to Article 151.580 of Unified Development Ordinance (UDO) of Camden County and upon approval by the Board of Commissioners after a recommendation from the Planning Board.

Please consult the Planning Office (1-252-338-1919) with any questions about your application.

PLEASE PRINT OR TYPE

*ASSORTED DEVELOPMENT CORP.*

**Applicant's Name:** Harbinger Land & Timber, LLC – Gary Dunston

If the Applicant is acting as agent for another person (the "principal"), please give that person's name on the line below and submit a copy of the agency agreement/letter with this Application.

**Applicant's Mailing Address:** P.O. Box 4  
Harbinger, NC 27941

**Daytime Phone Number:** (252) 202-1100

**Street Address Location of Property:** Property fronted by Sandy Lane, Keeter Barn and Sharon Church Roads

**General Description of Proposal:** Request to rezone approximately 41 acres from Basic Residential (R3-2) to Basic Residential (R3-1) – one acre lots

*I swear or affirm that the foregoing information and all attachments hereto (now or subsequently provided as part of this application) are true and correct to the best of my knowledge.*

**Signed:** *[Signature]*

**Dated:** 3-18-2015

**Please include a site plan with this application and any other supporting documentation that the applicant feels would assist the Board of Commissioners and the Planning Board in determining the need for a zoning change.**

*\* Information to be filled out by Planning Department*

\*Is the Property in a Watershed Protection area? NO

\*Flood Zone (from FIRM Map): X \*Taxes paid? yes ✓ no    

**Please Do Not Write in this Box**

*01-7090-00-07-6888*  
 PIN: 01-7090-00-17-0117

UDO# 2015-03-11

Date Received: 3-18-2015

Received by: *CP*

Zoning District: R3-2

Fee Paid: \$ 950.00 *X*

*McK # 2027*

## Zoning Change Application Questions

*The UDO requires the Board to consider to principal issues when considering an application for a zoning change. Please respond to each issue in the space provided below or on a separate sheet.*

(A) How will the proposed zoning change enhance the public health, safety or welfare? (Article 151.585)

The change will create an opportunity for smart growth as suggested under the Camden County Comprehensive Land Use Plan. Please see the attached Rezoning Concept Plans that shows 25 acres of common space that will never be developed. 10 acres of the open space is proposed to be a permanent park with walking trails and viewing areas. The conceptual plans reflect access to lots will be internal, providing for a safe and walkable development for its owners. The applicant proposed a nice low impact neighborhood like the two conceptual plans.

(B) Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification? (Article 151.585)

There is no change in the permitted uses

(C) For proposals to re-zone to non-residential districts along major arterial roads (Article 151.586):

(1) Is this an expansion of an adjacent zoning district of the same classification?

(2) What extraordinary showing of public need or demand is met by this application?

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Doc ID: 000598080004 Type: CRP	
Recorded: 03/25/2015 at 03:25:24 PM	
Fee Amt: \$346.00 Page 1 of 4	
Revenue Tax: \$320.00	
Camden, NC	
Tammie Krauss Register of Deeds	
334	PG 306-309

Space above this line reserved for recording information.

Prepared by and return to:  
 William Brumsey, IV  
 BRUMSEY AND BRUMSEY, PLLC  
 PO Box 100  
 Currituck, NC 27929 15B48036/wbiv/tjj

70-16 Q23 3-25-15  
 \$160,000.00 / \$1600.00 p. bpa  
 no delinquent taxes - 3-25-15 - AS

PARCEL NUMBER: 017090001701170000

NORTH CAROLINA  
 CAMDEN COUNTY

### GENERAL WARRANTY DEED

THIS DEED made this the 4<sup>th</sup> day of March, 2015, by and between **BRENDA HAMILTON AND HUSBAND, KENNETH M. HAMILTON and BETTY J. DOHERTY AND HUSBAND, WILLIAM DOHERTY**, Grantor, and **ASSORTED DEVELOPMENT CORP., A North Carolina Corporation**, Grantee, whose address is P O Box 402, Kitty Hawk, NC 27949.

The designation of Grantor and Grantee as used herein shall include said parties, their heirs, and successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

#### WITNESSETH:

THAT the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey, unto the Grantee a fee simple interest in and to all that certain lot or parcel of land situated in South Mills Township, Camden County, North Carolina, and more particularly described as follows:

**All that certain lot and parcel of land being 23.76 acres shown and delineated as "Tract 2," on that certain plat entitled in part "Harbinger Land & Timber, LLC, Property of Brenda Hamilton" prepared by Bissell Professional Group, dated March 11, 2015 and recorded in Plat Cabinet 7, Slide 166 of the Camden County Registry.**

The above property was acquired by the Grantors under the will of John P. Jacobs (Camden County File No. 01-E-67). His wife, Eloise W. Jacobs, died on September 18, 2000. John P. Jacobs acquired the property by deed recorded in Deed Book 115, Page 59 of the Camden County Registry.

The property being conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs and assigns forever.

And the said Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple; that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and

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defend the title against the lawful claims of all persons whatsoever except for the exceptions herein stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes.
2. Any easements, reservations and restrictions of record.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set his hand and official seal, or if Corporate, have caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

SIGNATURE PAGES TO FOLLOW

Brenda Hamilton (SEAL)  
Brenda Hamilton

Kenneth M. Hamilton (SEAL)  
Kenneth M. Hamilton

STATE OF - MA  
COUNTY OF - Middlesex

I, a Notary Public of the County and State aforesaid, certify that Brenda Hamilton and husband, Kenneth M. Hamilton personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23<sup>rd</sup> day of March, 2015.



Sean Foye  
Notary Public

My Commission expires: 1/28/2021



**SEAN FOYE**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 28, 2021

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✓ Betty J. Doherty (SEAL)  
Betty J. Doherty

✓ William Doherty (SEAL)  
William Doherty

STATE OF New York  
COUNTY OF Nassau

I, a Notary Public of the County and State aforesaid, certify that Betty J. Doherty and husband, William Doherty personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23<sup>rd</sup> day of March, 2015.

✓ JOHANNE GIORDANO  
Notary Public, State of New York  
No. 016137123  
Qualified in Nassau County  
Commission Expires Nov. 14, 2017

Johanne Giordano  
Notary Public

My Commission expires: 11/14/2017

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Doc ID: 000598090004 Type: CRP  
 Recorded: 03/25/2015 at 03:27:35 PM  
 Fee Amt: \$346.00 Page 1 of 4  
 Revenue Tax: \$320.00  
 Camden, NC  
 Tammie Krauss Register of Deeds  
 BK **334** PG **310-313**

Space above this line reserved for recording information.

Prepared by and return to:  
 William Brumsey, IV  
 BRUMSEY AND BRUMSEY, PLLC  
 PO Box 100  
 Currituck, NC 27929 15B48036/wbiv/tjj

*69-16 qpt 3-25-2015*  
*\$160,000.00 / \$1,600.00 pd. Bjt*  
*no delinquent taxes - 3-25-15 - Bjt*

PARCEL NUMBER: 017090000768880000

NORTH CAROLINA  
 CAMDEN COUNTY

### GENERAL WARRANTY DEED

THIS DEED made this the 4<sup>th</sup> day of March, 2015, by and between **BRENDA HAMILTON AND HUSBAND, KENNETH M. HAMILTON and BETTY J. DOHERTY AND HUSBAND, WILLIAM DOHERTY**, Grantor, and **HARBINGER LAND & TIMBER, LLC, A North Carolina Limited Liability Company**, Grantee, whose address is PO Box 4, Harbinger, NC 27941.

The designation of Grantor and Grantee as used herein shall include said parties, their heirs, and successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

#### WITNESSETH:

THAT the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey, unto the Grantee a fee simple interest in and to all that certain lot or parcel of land situated in South Mills Township, Camden County, North Carolina, and more particularly described as follows:

**All that certain lot and parcel of land being 28.13 acres shown and delineated as "Tract 1" on that certain plat entitled in part "Harbinger Land & Timber, LLC, Property of Brenda Hamilton" prepared by Bissell Professional Group, dated March 11, 2015 and recorded in Plat Cabinet 7, Slide 166 of the Camden County Registry.**

The above property was acquired by the Grantors under the will of John P. Jacobs (Camden County File No. 01-E-67). His wife, Eloise W. Jacobs, died on September 18, 2000. John P. Jacobs acquired the property by deed recorded in Deed Book 115, Page 59 of the Camden County Registry.

The property being conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs and assigns forever.

And the said Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple; that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and

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defend the title against the lawful claims of all persons whatsoever except for the exceptions herein stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes.
2. Any easements, reservations and restrictions of record.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set his hand and official seal, or if Corporate, have caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

SIGNATURE PAGES TO FOLLOW



Brenda Hamilton (SEAL)  
Brenda Hamilton

Kenneth M. Hamilton (SEAL)  
Kenneth M. Hamilton

STATE OF MA  
COUNTY OF Middlesex

I, a Notary Public of the County and State aforesaid, certify that Brenda Hamilton and husband, Kenneth M. Hamilton personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23<sup>rd</sup> day of March, 2015.



Sean Foye  
Notary Public

My Commission expires: 1/28/2021



SEAN FOYE  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 28, 2021

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✓ Betty J. Doherty (SEAL)  
Betty J. Doherty

✓ William Doherty (SEAL)  
William Doherty

STATE OF New York  
COUNTY OF Nassau

I, a Notary Public of the County and State aforesaid, certify that Betty J. Doherty and husband, William Doherty personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23<sup>rd</sup> day of March, 2015.

✓ ~~Notary Public~~ **JOSEPHINE GIORDANO**  
Notary Public, State of New York  
No. 01GI6137123  
Qualified in Nassau County  
Commission Expires Nov. 14, 2017

✓ Josephine Giordano  
Notary Public

My Commission expires: 11/14/2017.

③

# Rezoning Concept Plan A

31

1"=200'  
3-12-15



4

# Rezoning Concept Plan K

4575 Jacobs Corner.dwg/Sheet Plans/4575005K\_C3D1.dwg 1/17/2015 4:56:26 PM DWG To PDF.plt

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AREA CHART	
TOTAL AREA	51.89 AC.
PRIMARY CONSERVATION AREA (MILL RUN)	0.61 AC.
NET AREA	51.28 AC.
ROADWAY AREA (10%)	5.13 AC.
AREA FOR OPEN SPACE COMPUTATIONS (90%)	46.15 AC.
MINIMUM OPEN SPACE (45%)	20.77 AC.
ACTUAL OPEN SPACE	23.37 AC.
- WOODLANDS	10.33 AC.
- MILL RUN	0.61 AC.
- OTHER OPEN SPACE	12.43 AC.
MINIMUM LOT SIZE	25,000 S.F.

4575

4575005K-C3D1

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT:

JACOB'S CORNER

SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA

PRELIMINARY PLAN

**DISSELL**

Engineers, Planners, Surveyors and Environmental Specialists

Diszell Professional Group  
Firm License # C-565  
3615 North Carolina Highway  
P.O. Box 1088  
12011 Hanes, Road, Carolina 27946  
TEL: 252-351-1566  
FAX: (252) 351-1768

## ALBEMARLE REGIONAL HEALTH SERVICES

192378

Applicant:

DUNSTAN, GARY  
PO BOX 402  
KITTY HAWK, NC 27976

Owner:

DUNSTAN, GARY  
PO BOX 402  
KITTY HAWK, NC 27976

Site Location:

LOT 26 SANDY LANE  
SOUTH MILLS, NC 27976

GPD: 360      LTAR: 0.300      Classification: PS w/Fil

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- \* Fill Area 120 ft. by 50 ft. with 18 in. of Sand

To obtain an Authorization to Construct:

- \* Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- \* Pay permit fee of \$225

Comments:

Due to small lot size. A detailed site plan shall be submitted showing house, septic system and repair septic, filled area, driveway, decks, and all other desired amenities to verify all setbacks can be met. If setbacks can't be met, this lot will be unsuitable based on rule .1945, Available Space.

EHS:

  
Carver, Kevin

Date: 03/31/2015

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303    Camden (252) 333-4460    Chowan (252) 482-1199    Currituck (252) 232-6603  
Gates (252) 357-1380    Pasquotank (252) 338-4490    Perquimans (252) 426-2100

## ALBEMARLE REGIONAL HEALTH SERVICES

192377

Applicant:

DUNSTAN, GARY  
PO BOX 402  
KITTY HAWK, NC 27976

Owner:

DUNSTAN, GARY  
PO BOX 402  
KITTY HAWK, NC 27976

Site Location:

LOT 19 SANDY LANE  
SOUTH MILLS, NC 27976

GPD: 360      LTAR: 0.400      Classification: PS w/Fil

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- \* Fill Area 95 ft. by 50 ft. with 18 in. of Sand

To obtain an Authorization to Construct:

- \* Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- \* Pay permit fee of \$225

Comments:

Due to small lot size. A detailed site plan shall be submitted showing house, septic system and repair septic, filled area, driveway, decks, and all other desired amenities to verify all setbacks can be met. If setbacks can't be met, this lot will be unsuitable based on rule .1945, Available Space.

EHS: \_\_\_\_\_

Carver, Kevin

Date: 03/31/2015

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303    Camden (252) 338-4460    Chowan (252) 482-1199    Currituck (252) 232-6603  
Gates (252) 357-1380    Pasquotank (252) 338-4490    Perquimans (252) 426-2100

## ALBEMARLE REGIONAL HEALTH SERVICES

192376

Applicant:

DUNSTAN, GARY  
PO BOX 402  
KITTY HAWK, NC 27949

Owner:

DUNSTAN, GARY  
PO BOX 402  
KITTY HAWK, NC 27949

Site Location:

LOT 9 SANDY LANE  
SOUTH MILLS, NC 27976

GPD: 360	LTAR: 0.400	Classification: Provisionally Suitable
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If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- \* Shallow Placement - Type II System


To obtain an Authorization to Construct:

- \* Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- \* Pay permit fee of \$225

Comments:

Due to small lot size. A detailed site plan shall be submitted showing house, septic system and repair septic, filled area, driveway, decks, and all other desired amenities to verify all setbacks can be met. If setbacks can't be met, this lot will be unsuitable based on rule .1945, Available Space.

EHS:

  
Carver, Kevin
Date: 03/31/2015

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 333-4460 Chowan (252) 482-1199 Currituck (252) 232-6603  
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

## ALBEMARLE REGIONAL HEALTH SERVICES

192375

Applicant:

DUNSTAN, GARY  
PO BOX 402  
KITTY HAWK, NC 27949

Owner:

DUNSTAN, GARY  
PO BOX 402  
KITTY HAWK, NC 27949

Site Location:

LOT 1 SANDY LANE  
SOUTH MILLS, NC 27976

GPD: 360      LTAR: 0.400      Classification: PS Shallow Placement

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

- \* Shallow Placement - Type II System

To obtain an Authorization to Construct:

- \* Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- \* Pay permit fee of \$225

Comments:

Due to small lot size. A detailed site plan shall be submitted showing house, septic system and repair septic, filled area, driveway, decks, and all other desired amenities to verify all setbacks can be met. If setbacks can't be met, this lot will be unsuitable based on rule .1945, Available Space.

EHS: \_\_\_\_\_

  
Carver, KevinDate: 03/31/2015

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

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Gates (252) 357-1380    Pasquotank (252) 338-4490    Perquimans (252) 426-2100